



# City of Santa Barbara

## HISTORIC LANDMARKS COMMISSION

### AGENDA

### NOVEMBER 13, 2019

1:30 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

#### COMMISSION MEMBERS:

Anthony Grumbine, *Chair*  
Steve Hausz, *Vice Chair*  
Michael Drury  
Wendy Edmunds  
Ed Lenvik  
Bill Mahan  
Wayne Nemec  
Robert Ooley  
Julio J. Veyna

**ADVISORY MEMBER:** Dr. Michael Glassow

**CITY COUNCIL LIAISON:** Jason Dominguez

**PLANNING COMMISSION LIAISON:** Sheila Lodge

#### STAFF:

Tava Ostrenger, Assistant City Attorney  
Irma Unzueta, Design Review Supervisor  
Nicole Hernandez, Urban Historian  
Pilar Plummer, Planning Technician  
Heidi Reidel, Commission Secretary

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**NOTE TO APPLICANTS:** Applicants are urged to access the Design Review Submittal Quick Reference Guide available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and suggested submittal items for each review level of a project.

**PUBLIC HEARING PROCEDURE:** The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [HLCSecretary@SantaBarbaraCA.gov](mailto:HLCSecretary@SantaBarbaraCA.gov). Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 13 copies).

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC). Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email [PPlummer@SantaBarbaraCA.gov](mailto:PPlummer@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/HLCVideos](http://SantaBarbaraCA.gov/HLCVideos).

**APPEALS:** Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

**STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY:** State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

**LICENSING ADVISORY:** The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

**NOTICE:** On Friday, November 8, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/HLC](http://SantaBarbaraCA.gov/HLC).

### PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures ([HLC Guidelines](#)). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

**GENERAL BUSINESS****A. Public Comment.**

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

**B. Approval of the minutes of the Historic Landmarks Commission meeting of **October 30, 2019**.****C. Approval of the Consent Calendar of **November 13, 2019**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(1:50PM) CONTINUED DISCUSSION ITEM****1. AVERAGE UNIT SIZE DENSITY INCENTIVE PROGRAM AMENDMENTS: FLOOR TO LOT AREA RATIO CONCEPT AND PLANNING COMMISSION REVIEW AUTHORITY**

Application Number: PLN2019-00245

Staff: Jessica Metzger, Project Planner

(The Historic Landmarks Commission is requested to provide feedback on the concept of limiting building size by lot area and requiring additional land use approval from the Planning Commission on multiple unit residential and mixed use projects. Historic Landmarks Commission comments will be relayed to the Planning Commission and City Council at the joint hearing on November 14th, which will focus on amending the Average Unit Size Density Incentive Program.)

**Discussion was last held on October 30, 2019.**

**(2:35PM) MISCELLANEOUS ACTION ITEM****2. 1514 GARDEN ST**

Assessor's Parcel Number: 027-251-020

Reference Number: PLN2019-00234

Owner: Edward St. George

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on February 5, 2020 to consider Structure of Merit designation of the Italianate style house constructed in c. 1875 located at 1514 Garden Street.)

**(2:40PM) MISCELLANEOUS ACTION ITEM****3. 1520 GARDEN ST**

Assessor's Parcel Number: 027-251-021  
Reference Number: PLN2019-00234  
Owner: Edward St. George

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on February 5, 2020 to consider Structure of Merit designation of the Gothic Revival style house constructed in c. 1874 located at 1520 Garden Street.)

**(2:45PM) MISCELLANEOUS ACTION ITEM****4. 2190 ALSTON ROAD**

Assessor's Parcel Number: 015-174-019  
Reference Number: PLN2019-00234  
Owner: Ok Wave, LLC, A California Limited Liability Company

(Review of Staff Report and Public Hearing to consider Structure of Merit designation of the Grahlm Estate, a Spanish Colonial Revival style house designed in 1920 by Roland Frederick Sauter located at 2190 Alston Road.)

**(2:55PM) ARCHAEOLOGY REPORT****5. 574 RICARDO AVE**

Assessor's Parcel Number: 035-131-007  
Zone: RS-15  
Application Number: PLN2019-00215  
Owner: Reward Ventures LLC  
Applicant: Penn Hsu

(Proposal to demolish 1,324 square feet of an existing single-unit residence. The project will construct a new two-story 2,433 square foot residence with 499 square feet of additions on the first floor, and 610 square feet of additions on the second floor. The attached 499 square foot two-car garage is to remain. The project also includes a new 280 square foot deck. The proposed total 2,433 square feet of development on a 7,400 square foot lot in the Hillside Design District is 94% of the maximum allowable floor-to-lot area ratio.)

**Requesting acceptance of a Phase I Archaeological Resources Report, prepared by Brent Leftwich.**

**(3:00PM) PRE-APPLICATION REVIEW****6. 400-1200 BLOCK STATE ST**

Assessor's Parcel Number: ROW-1879, -1924, -1828, -1776, -3368, -1700, -1646, -1578, -1515, -1444  
Zone: C-G  
Application Number: PLN2019-00546  
Owner: City of Santa Barbara  
Applicant: Geiska Velasquez

(This is a One-Time Pre-Application Consultation. Proposal to permanently install stringed decorative lights between existing lampposts along both sides of State Street from Gutierrez Street to Victoria Street. The lights would be strung along steel wires to maximize longevity and reduce swag. The purpose of the proposal is to increase pedestrian safety on State Street after sunset, and is intended for use outside of the annual Downtown Organization Holiday Lighting.)

**This is a One-Time Pre-Application Consultation. No final appealable decision will be made at this hearing.**

**(3:40PM) PROJECT DESIGN APPROVAL****7. 1220-1222 STATE ST & 20 E VICTORIA ST**

Assessor's Parcel Number: 039-183-061, -060, -059, -058, -056, -055, -025, -020, -003  
Zone: C-G  
Application Number: PLN2016-00555  
Owner: Nassau Land Company, L.P.  
1216 State Street, LLC  
Mary Lewis, Trustee & Elizabeth T. Bilich, Trustee  
Eric S. Meyer & Cynthia C. Meyer  
Steven F. Barnes, Trustee & John H. Parke, Trustee  
Applicant: The Towbes Group, Inc.  
Architect: The Cearnal Collective, LLP

(The project consists of a merger of nine lots totaling 0.74 acres and a subsequent re-subdivision to create seven lots. Proposed lot sizes range from 596 square feet to 13,022 square feet. The project includes exterior improvements, such as lighting, paving and walls, to create "Granada Plaza," an enhanced paseo connection between State and the Granada Garage (City Parking Lot 6); defined bus/truck parking for the Granada Theatre; a new shared trash enclosure; and two new private garages of 546 and 653 net square feet. The paseo to State Street is proposed to be dedicated to the City. A Tentative Subdivision Map was approved by Planning Commission allowing for the division of nine parcels into seven lots.)

**Project Design Approval is requested. Project requires consistency with the Project Compatibility Criteria and Planning Commission Resolution No. 021-18. Project was last reviewed on March 21, 2018.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**